



**GRASSROOTS**  
REALTY GROUP

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**21 Rosedale Avenue**  
**Rural Lacombe County, Alberta**

**MLS # A2309190**



**\$1,250,000**

<b>Division:</b>	Rosedale Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,975 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Over		
<b>Lot Size:</b>	0.72 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	31-40-26-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Bar Fridge, Central Air Conditioner, Dishwasher (2), Microwave (2), Refrigerator (2), Washer/Dryer (3) Window Coverings, closet organizer, garage door opener (2), stove, (2), TV wall mounts (8), shed, fire pit, security cameras, outdoor fire pit chairs,

FULLY DEVELOPED 8 BEDROOMS, 6 BATHROOMS 2-STOREY ON 0.71 ACRES ~ LEGALLY SUITED WALKOUT BASEMENT ~ 3,975 SQUARE FEET ~ HEATED GARAGE & TONS OF PAVED PARKING ~ Traditional exterior accented with pillars and a wrap around porch offer eye catching curb appeal to this custom built home that is loaded with upgrades ~ Spacious foyer leads to the open concept main living space with high ceilings, hardwood flooring and rows of recessed lighting ~ Host large gatherings with ease in the spacious dining room with garden door access to the partially covered wrap around deck ~ The stunning kitchen offers an abundance of ceiling height cabinetry with pull out drawers and crown moulding; endless stone counter space including a massive island with an eating bar; full tile backsplash; stainless steel appliances; and a huge walk-in pantry with floor to ceiling shelving ~ Main floor bedroom is a generous size with plenty of room for a king size bed, and offers a 4 piece ensuite and a walk in closet ~ Mud room just off the garage has a built in bench with storage and a large coat closet ~ 2 piece main floor bathroom with conveniently located laundry ~ Curved staircase leads to the upper level family room with French doors leading to a balcony ~ The spacious primary suite can easily accommodate a king size bed plus multiple pieces of furniture, has tray ceilings, French doors leading to a balcony, a spa like ensuite with a soaker tub and walk-in shower, and a large walk-in closet with built in organizers ~ 2 additional bedrooms on the upper level are both a generous size with ample closet space ~ Large laundry room on the upper level has built in shelving, a sink and tile floors ~ Huge bonus room with an abundance of windows offers tons of space ~ The fully developed basement is legally suited with over 1,600 sq. ft. of living space, has

high ceilings and large above grade windows ~ Open concept main living space has a generous size living room that opens to a large eat-in kitchen with white cabinets, stone countertops, stainless steel appliances and a full tile backsplash ~ 4 large bedrooms are all a generous size and have ample closet space, plus 2 full 4-piece bathrooms and separate laundry ~ HEATED 30' x 30' attached garage is insulated, finished with painted drywall, has high ceilings, two overhead doors, epoxy floors and two floor drains ~ Outside there is tons of deck and patio space overlooking the large landscaped yard ~ The backyard is fully fenced, landscaped with mature trees, shrubs and perennials, has a fire pit area with a retaining wall, powered 14' x 20' shed, modern outhouse with sink and toilet, and tons of grassy yard space ~ huge paved driveway offers tons of parking ~ Suite is rented for \$5200 total/month total, &nbsp;3 zone furnace system, water treatment system, hot water on-demand, oversized septic ~ Located in Rosedale Valley, offering tranquility and space with the conveniences of Lacombe ~ Pride of ownership is evident in this well cared for home!